

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

(5) Date of Filing _____

(2) Tract No. 52172 ☒ Vesting ☐ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Room 460, City Hall)

1414 West 190th

(N, S, W, E, of)
(circle one)

Normandie Avenue

Map reference location:

(4) Zoning Atlas Book No. _____ Page (CWS) _____ Grid _____

(6) Census Tract No. 2920 District Map No. 060B193/060B197
Thomas Bros. Map: Page No. 763 & 764 Grid No. J-3&4, J-3&4

(7) Proposed number of lots 33 + 12

(8) Tract area: 170.2 net acres within tract border; 170.8 gross acres.
157.6 AC net square feet after required dedication.
(ie; 12.6 AC proposed interior street system)

(9) Tract proposed for:

	Units/ (10) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	NA		
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>40 AC±</u>	<u>2,200</u>		
Office/Industrial-(IND)	<u>130 AC ±</u>	<u>Per Code</u>		
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		
Industrial Condo Conversion-(INDCC)	_____	_____		
Commercial Condominiums-(CMC)	_____	_____		
Industrial Condominiums-(INDC)	_____	_____		
Reversion to Acreage - (RV)	_____	_____		
Other (specify) _____ (O)	_____	_____		

(11) Number/type of units to be demolished All Existing Structures

(12) Community Plan area Harbor Gateway Council District # 15

(13) Community planning designation Heavy, M3,P to DU's/GA

*multiple dwelling projects only

(14) The existing zone is M3-1. The proposed zone is M3-1 approved under City Planning Case No. N/A on N/A by the () City Planning Commission and/or () City Council (CF No. N/A).

- a. Has the tract map been filed to effectuate a zone change?
Yes () No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No (X).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No (X).
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) N/A
Under Case Nos.: N/A

(15) Are there any oak trees on this property? Yes () No (X)
How many? N/A

If yes, how many are 8 inches or more in diameter? N/A
How many absolutely must be removed? N/A

Are there other trees 12 inches or more in diameter? Yes (X) No ()

If yes, how many? 42. How many must be removed? 42
Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary). [Shown on existing conditions map, all to be removed.]

(Notice of incomplete application will be issued if the tree information is not included).

(16) Is proposed tract in a slope stability study (hillside) area?
Yes () No (X)

In a fault rupture study area? Yes () No (X)

(17) Is subdivision within the vicinity of the Mulholland Scenic Parkway?
Yes () No (X)

(18) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes () No (X)
Filing requirement: submit the hillside and flood hazard area data sheet.

(19) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? Yes (X) No (). Show all easements on tentative tract map.

(20) Is more than one final map unit proposed? Yes (X) No () If yes, attach a sketch showing each unit or phase.

(21) Tenant information for demolitions and conversions (attach CP-6345).

- (22) Is the project in a horsekeeping (K) district? Yes () No (X)
Is the project within a plan-designated horsekeeping area? Yes () No (X)
Is the project in an RA or more restrictive zone? Yes () No (X)

(23) If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices N/A
b. Anticipated sales terms to tenants N/A
Note: Attach separate sheet, if necessary.
c. Number of existing parking spaces N/A. A certified parking plan is required for all conversions.

(24) Is a haul route approval being requested at this time? Yes () No (X)

(25) Has a Land Development Counseling Session taken place? Yes () No (X)
If so, what is LDCC No. _____?

(26) Describe your proposal briefly here or on an attached sheet:
(see attached)

I certify that the statements on this form are true to the best of my knowledge.

Signed [Signature]

Date 03/21/96

Date _____

RECORD OWNER(S)
(From Latest Adopted Tax Roll)

SUBDIVIDER

Name McDonnell Douglas Realty Company
Address 4060 Lakewood Blvd., 5th Floor
City Long Beach, CA 90808-1700
Phone (310) 627-3014

Name SAME
Address _____
City _____
Phone _____

Name _____
Address _____
City _____
Phone _____

ENGINEER OR LICENSED SURVEYOR

Name _____
Address _____
City _____
Phone _____

Name Tait & Associates, Inc.
Address 1100 Town & Country Road, #1200
City Orange, CA 92668
Phone (714) 560-8200